



\$620,000

- Lots / Land
- Active

**XW4J+4C CURLY HORN RANCHES, AZ, USA**

<https://rehomes.us>

Remarkable +/- 97 acre property nestled in the picturesque Sahuarita region of Arizona, 20-minute drive south of Tucson. This property boasts a range of distinctive features that make it a truly unique opportunity for potential buyers. Enjoy the convenience of paved access and established power infrastructure, setting the stage for hassle-free development or usage. Versatile [...]



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**Basics**



**Category:** Lots / Land

**Lot size:** 4225320.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2023-10-04T12:05:48.772

**Municipality/Zoning:** Pima County - RH

**Township:** 17

**Area:** Green Valley North

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22321489

**Lot Acres:** 97.00 acres

**Lot Dimensions:** see parcel maps

**View:** Mountain(s),Panoramic,Rural,Sunrise,Sunset

**Property Use Type:** Rural

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## Description

**Legal Description:** N2 N2 LYG E OF TWIN BUTTES RD & S OFHELMET PEAK RD 97.05 AC SEC 13-17-12

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## Building Details

**Fence:** Barbed Wire

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## Miscellaneous



<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>UnBranded Virtual Tour:</b> <a href="https://www.dropbox.com/preview/DJIVideos/DJI_0352.MP4?context=content_suggestions&amp;role=personal">https://www.dropbox.com/preview/DJIVideos/DJI_0352.MP4?context=content_suggestions&amp;role=personal</a>
<b>Special Listing Conditions:</b> None	<b>Subdivision Name:</b> Other/Unknown
<b>Co-op Fee:</b> \$3	<b>Direction:</b> W
<b>Horse Property:</b> Yes - By Zoning	<b>Subdivision Restrict:</b> <b>Deed Restrictions:</b> No
<b>Subdivision Restrict:</b> <b>Age Restrictions:</b> No	<b>Association &amp; Fees:</b> <b>HOA:</b> No
<b>Assessments:</b> \$0	<b>Section:</b> 13
<b>Community:</b> None	<b>Fire Protection:</b> Included in Taxes
<b>Tax Code:</b> 303-29-001A	<b>Range:</b> 12.00
<b>Property Disclosures:</b> None	<b>Road Type:</b> Paved
<b>Road Maintenance:</b> County	<b>Terms:</b> Cash,Conventional,Owner Carry,Submit
<b>Distance to Utilities:</b> <b>Phone:</b> available	<b>Distance to Utilities:</b> <b>Sewer:</b> none
<b>Distance to Utilities:</b> <b>Gas:</b> none	<b>Distance to Utilities:</b> <b>Water:</b> none
<b>Distance to Utilities:</b> <b>Electric:</b> available onsite	<b>Phone: Location:</b> Available

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## Listing Office



**Listing Office ShortId:** 51495

**ListingOfficeName:** JVincent Company LLC

**Listing Office Address:** 2850 E Skyline Dr  
Ste 100, Tucson, AZ 85718

**Listing Office Url:** <http://jvincentcompany.com>

**Listing Member Phone:** (520) 548-0216

**Office ID:** 20180719184130197185000000

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## Amenities & Features

**Neighborhood Feature:** Horses Allowed, None

**Electric:** Electric Company

**Water: Location:** None

**Gas: Location:** None

**Sewer: Location:** None

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## Nearby Schools

**High School:** Sahuarita

**School District:** Sahuarita

**Middle School:** Sahuarita

**Elementary School:** Sahuarita

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$20

